

BY
PLANNING DEPARTMENT
AM
Mc

SEP 04 2007

RECEIVED
Mr. Greene

Re: File # PSP07-00001

I have a question about this property. There is supposed to be a green belt area or park? at or near this property. At one time the North Juanita Community may have allocated some money to clean it up. I did not see the property marked on the plat map. I have never found public access to this property and have wondered just where it is.

Thank you for your attention to this matter. Carol Karsan

E-mail Bigshoes30 11019 NE 131st St.
@ Verizon.net Kirkland, WA. 98034

ENCLOSURE

9

SEP07-00029



CONDON GROUP

12906 113th Place N.E.
Kirkland, WA 98034

RECORDED

AUG 24 2007

PLANNING DEPT. BY

Phone: 425 821 6222 Cell: 425 765 2880 Email: heiliner@verizon.net

August 23, 2007

Susan Greene
123 5th Avenue
Kirkland, WA 98033

ENCLOSURE

10

SEP07-00029

Re: File # PSB07-00001 → Cedar Park Subdivision

Dear Ms. Greene,

We are one of the Kirkland residents adjoining the proposed Cedar Park Subdivision and are very much opposed to the housing expansion.

A couple of years ago the neighborhood was consulted by the City of Kirkland on Cedar Park's plan to purchase the Happy Church and convert it to an Hispanic church and daycare center. All of us were supportive of Cedar Park's interest in helping Hispanic families. Had we known the true motive was to develop the site as a housing development none of us would have agreed to the changes in zoning.

North Kirkland does not receive the same level of city services as central Kirkland.

North Kirkland because of the current highway infrastructure is isolated in emergencies from the city proper and cannot support additional housing growth.

In the winter storm and near hurricane storm of last year both emergency access routes to north Kirkland were blocked: Market Street and 405. Because no police units could get to north Kirkland, roads closures like 132nd by Evergreen Hospitals were done by a legally blind man, George White.

Before any further housing expansion should be allowed in north Kirkland, 6th street following the Crestwood Parks Trail should be completed to connect with the old Kirkland Sand and Gravel site. This road could be an emergency access gated road but nonetheless, a provision must be made to improve emergency access from central to north Kirkland.

For the City of Kirkland to approve the Cedar Park Subdivision would be ill advised until emergency road infrastructures are improved. To proceed could potentially place the city



CONDON GROUP

12906 113th Place N.E.
Kirkland, WA 98034

=====

Phone: 425 821 6222 Cell: 425 765 2880 Email: heiliner@verizon.net

=====

in a legal battle over the issue.

Please feel free to contact me should you have questions regarding the Cedar Park Subdivision.

Sincerely,

Dave Condon

SEP07-00029

Susan Greene

From: troyryno@comcast.net
Sent: Friday, September 07, 2007 12:07 AM
To: Susan Greene
Cc: gary@hallockryno.com
Subject: Objection to Cedar Park Subdivision File Number PSB07-00001

Reference: file number PSB07-00001

To: Kirkland City, Hearing Examiner
To: Susan Greene, City of Kirkland Planning Dept.

From: Troy Ryno, 13006 111th Place NE, Kirkland, WA 98034

Subject: Objection to Cedar Park Subdivision

I respectfully request that the City of Kirkland notify me immediately, by email and letter, of any development/change pursuant to above file number. I also request specific detailed information regarding any variances requested, granted or contemplated pursuant to above file number. Finally, I would like timely instruction from the city on all avenues to impact and protest the Cedar Park proposed subdivision.

The Cedar Park Subdivision as proposed by Lyle Landrie, Phoenix Development Inc. in File No. PSB07-00001 is hereby strenuously opposed.

As a resident adjacent to said subdivision, I object and call for application denial for the following reasons:

- ☐ Developer and company have not been well researched and their respective records provided for public scrutiny
- ☐ Phoenix Development has not offered City of Kirkland a performance bond adequate to insure compliance with all city codes, ordinance stipulations and mitigate damages to any affected property owner
- ☐ City of Kirkland has an affirmative obligation to purchase Cedar Park parcel for higher order community park space
- ☐ An environmental study must be completed first to identify the severe impact of said subdivision
- ☐ Development would sadly, and illegally, sacrifice vanishing green canopy of nearly twenty healthy Heritage fir trees in contravention (both letter and spirit) of Kirkland Landmark Tree Ordinance
- ☐ Development would interpose yet another zoning within a very short distance of two established neighborhoods and present too much density for the area
- ☐ Listed access road 112th Ave. NE should be converted to useful neighborhood access
- ☐ Twenty-four single family lots are ruinously dense for "quality of life" factors for residents in at least three adjacent neighborhoods: not limited to privacy, scenery, and serenity.
- ☐ Development would cause serious surface water run-off and property damage to adjacent property owners
- ☐ Main corridor, 132nd Avenue, cannot accommodate additional traffic from a Cedar Park Subdivision
- ☐ Developed homes could potential abut, within 5 feet, property line of alternately zoned adjacent properties
- ☐ Construction, sales, moving activities would for an untenable period degrade living experience of all adjacent residents
- ☐ Property values would be adversely affected
- ☐ Numerous wildlife species would be adversely affected by continuous diminishing habitat which is critical to sustaining healthy wildlife populations

For the reasons above and more, I strongly object to Cedar Park Subdivision, File No. PSB07-00001.

9/7/2007

Thank you for your consideration.

Sincerely,

Troy Ryno

9/7/2007

Susan Greene

ENCLOSURE

12

SEP07-00029

From: Kathy & Mark Keithly [keithly@mindspring.com]
Sent: Friday, September 07, 2007 10:27 AM
To: Susan Greene
Subject: Cedar Park subdivision (PSB07-00001) questions

Susan,

I have some questions about the proposed Cedar Park subdivision (File Number PSB07-00001).

- 1) Will the new streets be public or private.
If public, will the developer be paying for the improvements?
- 2) At the south end of the subdivision, will there be access to the green belt/park area to the south?
If so, how large, and what kind of access will be provided?
Will there be any improvements to the greenbelt/park area?
- 3) What will be the height of the new buildings?
What is the lot size to building size?
- 4) Are the development plan details available on the city website?
If so, what is the link to them?
- 5) Has or will a traffic analysis be done?

Thanks,

Mark Keithly
13029 111TH PL NE
Kirkland, WA 98034
keithly@mindspring.com

RECEIVED

SEP 10 2007

ENCLOSURE

13

SEP07-00029

AM PM
PLANNING DEPARTMENT
BY To:Kirkland City Council/City of Kirkland Planning Dept.
Subject:Cedar Park Subdivision

Dear Council and Planning Commission Members,

My name is Scott McMullen and I reside at 13018 111th Pl. N.E. ,Kirkland, My home has a common border with the proposed cedar park subdivision. It is my judgment that building 24 single family homes on the 4.5 acres would not be in the best interest of the surrounding neighborhood or city of Kirkland. When we bought our house in 1992 it was our understanding that the city of Kirkland had first right of refusal on the proposed subdivision site for a park or other greenspace, what happened to that first right of refusal and why did the city opt out?

My first concern would be the negative impact of traffic on an already overstressed NE 132nd Street. As you may or may not know, the east or westbound lanes are completely solid (gridlocked) from approximately 7:00-9:00AM (eastbound) and from about 3:00PM-6:30PM(westbound).

I do not believe it could handle the additional strain that the occupants and visitors of 24 new homes would add to the traffic approximately 60 vehicles. I believe NE 132nd should be widened to four lanes from approximately the freeway westbound to 100th at the builders expense. In addition, increasingly the residents of 111th pl. NE have had to endure traffic cutting thru our neighborhood from 132nd to the freeway entrances to avoid the congestion on NE 132nd. This has created not only quality of life and nuisance problems for us, but a hazard situation for the neighborhood's school age kids and elderly as MOST vehicles are exceeding the speed limit by at least 10 miles an hour (Kirkland Police Dept. have also been monitoring)

I would strongly suggest that speed bumps be put in numerous areas on our street to lessen the risk of an injury accident and to lessen the city's liability.

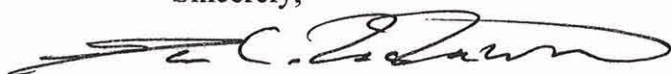
Finally, several times during the spring and summer for about the last 6 or 7 years, I have noticed bald eagles hunting in the field and beginning this last June, have heard but not seen eagles in the trees that are on the proposed development site. I believe the City of Kirkland has the obligation to notify both state and federal authorities as the eagles nesting and hunting areas I believe are protected by both state and federal law.

Because of these factors there should be a 12 month review of the environment impact statement by the appropriate parties in government and citizen watch agencies,

In closing, I would like the city council and the planning commission to reconsider heavily rededicating their efforts in acquiring the property known as Cedar Park Subdivision and leaving it as an open space or park this would much better serve the citizens and future generations of our city.

Thank-you for your attention in this matter

Sincerely,



Scott C. McMullen

13

SEP07-00029

Susan Greene

From: elaine cummins [ecummins2001@yahoo.com]
Sent: Friday, September 07, 2007 1:46 PM
To: Susan Greene
Cc: Joan McBride; Eric Shields; Jennifer Schroder; David Godfrey; David Ramsay; Michael Cogle; JLauringer@ci.kirkland.wa; Mary-Alyce Burleigh; zeller8@juno.com; ghoski@yahoo.com; pkheber@hotmail.com
Subject: Cedar Park Subdivision PSB07-00001

Greetings,

I would like to comment of the recent application of the Cedar Park Subdivision. I am delighted that the residential nature of our South Juanita neighborhood is being enhanced by new construction. My comments on the new subdivision have to do with the small green space that the city owns that is connected to the new development on the south end of the property. I know there was an easement that lead to the green space from NE 129th street. I have two requests. 1. That the green space is developed into a park that residents in all neighborhoods surrounding the new development can access. 2. That a sidewalk connecting the new cul de sac to the existing neighborhoods is added, perhaps at the sight of the easement.

I know that these two requests fall within Kirkland's intent to keep it's neighborhoods walkable, and to have park areas within 1/4 mile of all residents. This neighborhood has been left with out green space and has been forced to use the pavement at the Kingsgate Park and Ride or the parking lot, and ball fields at Juanita High school as neighborhood parks. I hope you take these recommendations into consideration as you look at mitigation for this project.

Please feel free to contact me with questions.

Elaine Cummins
13118 114th Lane NE
Kirkland, WA 98034

Ready for the edge of your seat? Check out tonight's top picks on Yahoo! TV.

ENCLOSURE	15
SEP07-00029	

From: Bill Alford [mailto:billyalford@gmail.com]
Sent: Monday, August 27, 2007 8:35 AM
To: Susan Greene
Cc: troyryno@comcast.net; mcmullenshouse@msn.com
Subject: Comment/protest to Kirkland Hearing Examiner

Reference: file number PSB07-00001

To: Kirkland City, Hearing Examiner
 To: Susan Greene, City of Kirkland Planning Dept.

From: William Alford, 13012 111th Place NE, Kirkland, WA 98034

Subject: Objection to Cedar Park Subdivision

First, I request that City of Kirkland notify me immediately, by email and letter, of any development/change pursuant to above file number.

Second, I request specific detailed information regarding any variances requested, granted or contemplated pursuant to above file number.

Third, I request timely instruction from the city on all avenues to impact and protest the Cedar Park proposed subdivision

The Cedar Park Subdivision as proposed by Lyle Landrie, Phoenix Development Inc. in File No. PSB07-00001 is hereby strenuously opposed.

As a resident adjacent to said subdivision, I object and call for application denial for the following reasons:

1. Developer and company have not been well researched and their respective records provided for public scrutiny
2. Phoenix Development has not offered City of Kirkland a performance bond adequate to insure compliance with all city codes, ordinance stipulations and mitigate damages to any affected property owner
3. City of Kirkland has an affirmative obligation to purchase Cedar Park parcel for higher order community park space
4. Development would sadly, and illegally, sacrifice vanishing green canopy of nearly twenty healthy Heritage fir trees in contravention (both letter and spirit) of Kirkland Landmark Tree Ordinance
5. Development would interpose yet another zoning within a very short distance of two established neighborhoods and present too much density for the area
6. Listed access road 112th Ave. NE should be converted to useful neighborhood access

7. Twenty-four single family lots are ruinously dense for "quality of life" factors for residents in at least three adjacent neighborhoods: not limited to privacy, scenery, and serenity.
8. Development would cause serious surface water run-off and property damage to adjacent property owners
9. Main corridor, 132nd Avenue, cannot accommodate additional traffic from a Cedar Park Subdivision
10. Developed homes could potential abut, within 5 feet, property line of alternately zoned adjacent properties
11. Construction, sales, moving activities would for an untenable period degrade living experience of all adjacent residents
12. Property values would be adversely affected

For the reasons above and more, I object strenuously to Cedar Park Subdivision, File No. PSB07-00001.

Sincerely,

William Alford



Project Team

Congestion Relief & Bus Rapid Transit Projects

ENCLOSURE 16
SEP07-00029

600 - 108th AVENUE INC, Suite 400
Bellevue, WA 98004
Main 425-456-8500
Fax 425-456-8600

Susan Green
City of Kirkland
Planning Department
123 Fifth Ave
Kirkland Wa. 98033

Dear Ms. Green,

I would like to make a public comment on file PSB07-00001 parcel No. 2926059003 located at 11215 NE 132nd Street. The Washington Department of Transportation (WSDOT) has a future funded project to build a half diamond interchange at NE 132nd Street to and from the north. This project also requires additional widening on NE 132nd Street to construct additional capacity. The graphic below depicts WSDOT's future needs from this parcel. The project will be in construction by 2013 with right of way acquisitions completed in 2011-2012.

Please contact me at 425- 456-8500 if you have further questions.

Sincerely,

Wendy Taylor
I-405 SR520 to I-5 Contract Manager



Project Team

Congestion Relief & Bus Rapid Transit Projects

600 – 108th Avenue NE, Suite 405
Bellevue, WA 98004
Main 425-456-8500
Fax 425-456-8600



ENCLOSURE 17

SEP07 - 00029

From: Donald Bartleson [mailto:bart.don@verizon.net]

Sent: Friday, September 28, 2007 1:01 PM

To: Tom Radford

Subject: Case #SEP07-00029 Parcel 292605-9003

Dear City of Kirkland,

Please do NOT allow the developer to build on this land and develop the green belt into a park. The pastor of the Happy Church, Arvid Sather had an agreement to remain on the land until his retirement. To my knowledge, he has not retired. The green belt is a natural buffer between the existing houses and a haven for the wildlife. A park would encourage vagrants which could easily access the area from the park and ride. Unscrupulous people could look straight into the existing houses along 111th PL and "shop" for electronics or other valuables.

The addition of 24 houses brings the possibility of 48 or more cars to an already overcrowded street system.

We have lived here for 35 years and had hoped that we could enjoy our beautiful serene space for many more years. Our friend and neighbor is a man of God and should be treated with much more respect. We already have many beautiful parks for the people of Kirkland to use – we just need to get the word out more about where they are and what they offer. As far as I know there is not a housing shortage – especially if the current plan for Totem Lake Shopping Center includes housing. In my opinion, this is greediness on the part of Cedar Park.

Please reconsider approving this case #.

Sincerely,

Candice L Bartleson

12932 111th PL NE

Kirkland, WA 98034-6308

Bart.don@verizon.net

17

**ENCLOSURE 18 - GEOTECHNICAL
ENGINEERING STUDY**

SEP07-00029

LOCATED IN BACK POCKET OF FILE